

**REPORT - PLANNING COMMISSION MEETING
December 12, 2002**

Project Name and Number: NORTHGATE SENIOR AND COMMUNITY CENTER (PLN 2003-00049)

Applicant: City of Fremont

Proposal: To consider a Conditional Use Permit for a 16,000 square foot, single-story senior and community center.

Recommended Action: Approve, based on findings and subject to conditions

Location: 34100 Milton Drive, located in Northgate Park in the Northern Plain Planning Area

Assessor Parcel Number: 543-0401-061-00

Area: 3 acre site

Owner: City of Fremont

Agent of Applicant: Ron Fong, Senior Civil Engineer

Consultant(s): Eric Rohfling, Group 4 Architects; Callander Associates, Landscape Architecture

Environmental Review: This project is categorically exempt from CEQA review under Section 15332, In-Fill Development Projects.

Existing General Plan: Institutional Open Space

Existing Zoning: O-S Open Space District

Existing Land Use: Northgate Park

Public Hearing Notice: Public hearing notification is applicable. A total of 1044 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Langhorn Drive, Trafalgar Road, Hogarth Place, Gloucester Place, Lacock Place, Rowland Drive, Abercrombie Place, Milton Street, Sylvester Drive, Cavendish Place, Paseo Padre Parkway, Macmillan Way, Westchester Terrace, Bowling Green common, Auckland place, Cornwallis Place, Darwin Drive, Fremont Boulevard, and Springfield Common. The notices to the owners were mailed on November 27, 2002. A Public Hearing Notice was delivered to The Argus on November 27, 2002 to be published by December 2, 2002.

Executive Summary: The proposed project is a Senior/Community Center in an existing park located at the intersection of Milton Street and Paseo Padre Parkway in the Northern Plain Planning Area. The project is designed to provide a broad range of services to seniors and recreational programming and community use to multiple age groups. The applicant is requesting approval of a conditional use permit.

Background and Previous Actions: By the year 2020 the senior population in Fremont (55 years and older) is estimated to increase to over 20,000 seniors. Currently there is one Senior Center located in Central Park. The Central Park facility is at its capacity for programs and services. The proposed project site is part of Northgate Park. The park has a variety of recreational facilities including softball and baseball fields, picnic area, tot lot, and a future tennis court. The design and location of the combined senior and community center has been the subject of several community meetings. City Council authorized the project on February 12, 2002. On September 4, 2002 the Recreation Commission reviewed and approved the proposed project.

Project Description: The Northgate Senior and Community Center is a 16,000 square foot facility designed to provide both recreation programming and community uses for multiple age groups. The facility will serve seniors by providing social and health services, nutrition, education, and recreation programs. The proposed facility is part of a master plan to provide senior services throughout Fremont.

The building will be open Monday through Friday from 7am to 5 pm. Additional hours in the evenings and weekends are dependent upon funding. Senior programs include hot lunches prepared on site and a variety of clubs, classes and programs. The intent is to assist seniors to remain healthy and independently functioning as long as possible. Recreation programs for youth are typically scheduled from midmornings to early evening. The facility will provide a computer lab, classrooms, art room, exercise room, and dining hall as resources for the entire community. Rental use of the main/dining hall would be available Sunday through Thursday 8 am to 10 pm and Friday and Saturday from 8 am to 12 am.

Project Analysis:

General Plan Conformance: The site is designated Institutional Open Space. The proposed project is consistent with the existing General Plan land use designation because public and quasi-public buildings and uses are permissible uses; subject to conditional use permit approval. The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

Fundamental Goal F-8 A diversity of residential, recreational, cultural, employment and shopping opportunities

Fundamental Goal F-12 Parks, recreational facilities and opportunities

Policy LU 4.3: Development on land designated Institutional Open Space is limited to compatible recreational and community uses.

Parks and Recreation Goal 1: Parks and recreation facilities to meet the community's needs.

Objective PR 1.1: A range of parks and recreation facilities serving the needs of a large and diverse population and accessible to all residents.

The proposed project is in conformance with the above goals and policy because the proposed use will provide recreational programs to nearby residents. The project will also serve the growing senior community of Fremont.

Zoning: The project site is zoned O-S Open Space District. Public buildings and uses of a recreational nature require a conditional use permit in this zoning district. The purpose of the conditional use permit is to allow a proper integration into the community of uses that may only be suitable in specific locations in a zoning district, or only if such uses are designed in a particular manner on the site, or are subject to specific conditions. The proposed activities and hours of operation are typical of community centers elsewhere in Fremont. The O-S Open Space District allows on lots four acres or less the setbacks to be specified by the conditional use permit. The proposed building is twenty-eight feet from the property line on Paseo Padre Parkway and forty-eight feet from the curb line. There is a twenty foot landscape/sidewalk area on Paseo Padre Parkway instead of the more typical ten feet from face of curb to inside edge of sidewalk (property line). The screening enclosure for the chiller is five feet from the property line and twenty-five feet from the curb.

Architecture: The building design incorporates "green" building concepts into the facility. This is the first City of Fremont project to be designed for certification under the national "Leadership in Energy and Environment Design" (LEED) program. The LEED program incorporates "green" design principles in the design and construction of the facility. Orientation of the building is considered for wind and sun factors in energy conservation. The design includes lines of sight within the building for park and hill views and courtyards adjacent to the main hall, the exercise room and the entry lobby.

The architectural style is a contemporary interpretation of Mediterranean design. Tile has been incorporated into the water feature and courtyard design as an accent material that reflects the history of tile manufacturing in Fremont's past.

Building materials include two field colors of off white and ivory plaster. The base of the building and some walls are clad in slate. The window and door frame systems are dark blue and medium green in color. The concrete tile roof is a variegated reddish brown color. The fascia and trellis are three different shades of stained wood. Three shades of integrally colored concrete (gray, soft terra cotta, and tan) are proposed for the entry promenade.

Parking: There are no specific standards for community or senior centers. The proposed site design will provide the facility with 120 parking spaces, a ratio of one parking stall per 133 square feet of building. The proposed parking incorporates standard and required ADA parking stalls. Additionally, a van pool stall and an alternative fuel vehicle stall per LEED sustainable site guidelines are also provided.

Landscaping: The proposed landscape design preserves some but not all the trees on the corner of Milton and Paseo Padre Parkway. The proposed landscape palette includes Coast Live Oak, Coastal Redwood, Incense Cedar, Smooth Arizona Cypress, and Crape Myrtle. The Coast Live Oaks are located in the landscape berms of the parking lot with the exception of the areas on either side of the entry promenade. The promenade is lined with Aristocrat Pear trees.

Circulation/Access Analysis: Vehicular access to the project site is from a proposed new driveway on Milton Street. The new driveway has been located to align with Sunwest Terrace, an existing private street, opposite the project's Milton Street frontage. The new driveway aligns with a main two-way drive aisle (promenade), which leads to a drop-off zone at the main entry plaza. From there the circulation changes to three one-way drive aisles with sixty-degree angled parking stalls on each side of the drive aisle. Pedestrian access to the project site is provided by new connections to the existing sidewalks along Paseo Padre Parkway, Milton Street, and to the existing paved paths adjacent to the softball field.

Grading/Topography: The project site is relatively flat and currently improved with turf and trees along the southwestern portion of the site. There is an existing berm/slope along the Milton Street frontage, on which some of the existing trees are located. Existing elevations vary from 26 feet in the northern corner to 32 feet on the berm along Milton Street. Proposed grading consists of approximately one to two feet of fill for the building pad and plaza areas. Minor cut and fill is proposed throughout the parking lot to provide adequate pavement slopes for storm water runoff. Two retaining walls and related grading is proposed on either side of the Milton Street driveway, in order to provide pedestrian connections to the sidewalk and retain some of the trees and berm along Milton Street. Grading and drainage will be reviewed and approved during Development Organization.

Drainage: The Project Civil Engineer has provided a preliminary drainage design intended to maximize the potential for on-site treatment of storm water runoff. The parking lot has been designed such that runoff drains through curb breaks and into grassy swales located in the landscaped planter islands. Pollutants carried in storm water runoff will have the potential for being captured in these grassy swales, before being introduced into the underground storm drain system. Filter inserts, or other treatment devices, will be installed in the on-site storm drain inlets to provide for additional storm water pollution prevention.

Urban Runoff Clean Water Program: The Federal Clean Water Act of 1972 and Water Quality Act (1987) require localities throughout the nation to obtain a National Pollutant Discharge Elimination System permit (NPDES) in order to discharge storm water into public waterways such as creeks, rivers, channels and bays. The applicant will comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.

Development Impact Fees: This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Waste Management: This project involves commercial construction and shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and

recyclable materials. Any trash/recycling enclosure for the project shall be designed in a manner to be architecturally compatible with nearby structures and with the existing topography and vegetation in accordance with such standards.

Environmental Analysis: This project is categorically exempt from California Environmental Quality Act per Section 15332, In-Fill Development Projects, of CEQA Guidelines.

Response from Agencies and Organizations: None

Enclosures: Exhibit "A" (Site plan, landscape plan, elevations, and floor plan)
Operations and Design Statement

Exhibits: Exhibit "A" (Site plan, landscape plan, elevations, and floor plan)
Exhibit "B" (Findings and Conditions)

Recommended Actions:

1. Hold public hearing.
2. Find PLN2003-00049 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use and Recreation Chapters as enumerated within the staff report.
3. Approve PLN2003-00049, as shown on staff annotated Exhibit "A", subject to findings and conditions on Exhibit "B".

EXHIBIT "B"
Northgate Senior and Community Center
(PLN 2003-00049)

FINDINGS

The findings below are made on the basis of information contained in the staff report to the Planning Commission dated December 12, 2002 incorporated hereby.

1. The proposed use is consistent with the General Plan designation for the site, since the land use, a senior and community center is conditionally permitted on property designated Institutional Open Space on the General Plan. The use is oriented to the surrounding community.
2. The site is suitable and adequate for the proposed use because the proposed design and operation conforms to ordinance requirements for the zoning district and is subject to conditions of approval that will ensure the use does not have an adverse impact on the site.
3. The proposed use would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, on the planned level of service of the street system or other public facilities or services because all roadway improvements adjacent to the project site have been completed or will be completed with this project. Sufficient parking is provided, points of ingress-egress are properly located, and adequate fire fighting equipment access and facilities are available.
4. The proposed use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood, or the community at large because the facility is properly regulated with adequate parking, and is designed to limit impacts on surrounding occupants.
5. The design of the project is compatible with existing and proposed development within the district and its surroundings because the proposed use is regulated by conditions of approval to be compatible with adjacent industrial uses.
6. All public improvements or facilities required as part of this approval are directly attributable to the proposed development, and are required for reasons related to public health, safety and welfare.
7. The proposed use will result in regular pedestrian and vehicular ingress and egress from the project property.

CONDITIONS

1. Approval of PLN 2003-00049 for a senior and community center shall conform to Exhibit "A" (Site Plan, Conceptual Landscape Plan, Elevations, Floor Plans). Approval of this use permit shall be valid for five years from the date of approval of the use permit.
2. Minor modifications to the conditional use permit consistent with Title IV, Chapter 7 of the Fremont Municipal Code may be made subject to review and approval of the Assistant City Manager if such modifications are in keeping with the intent of the original approval.
3. If the Assistant City Manager finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
4. The hours of operation are generally Monday through Friday from 7am to 5 pm. Additional hours in the evenings and weekends may be allowed but shall not extend later than 10pm Sunday through Thursday and 12am (midnight) on Friday and Saturday. Rental use of the main/dining hall is allowed Sunday through Thursday 8 am

to 10 pm and Friday and Saturday from 8 am to 12 am.

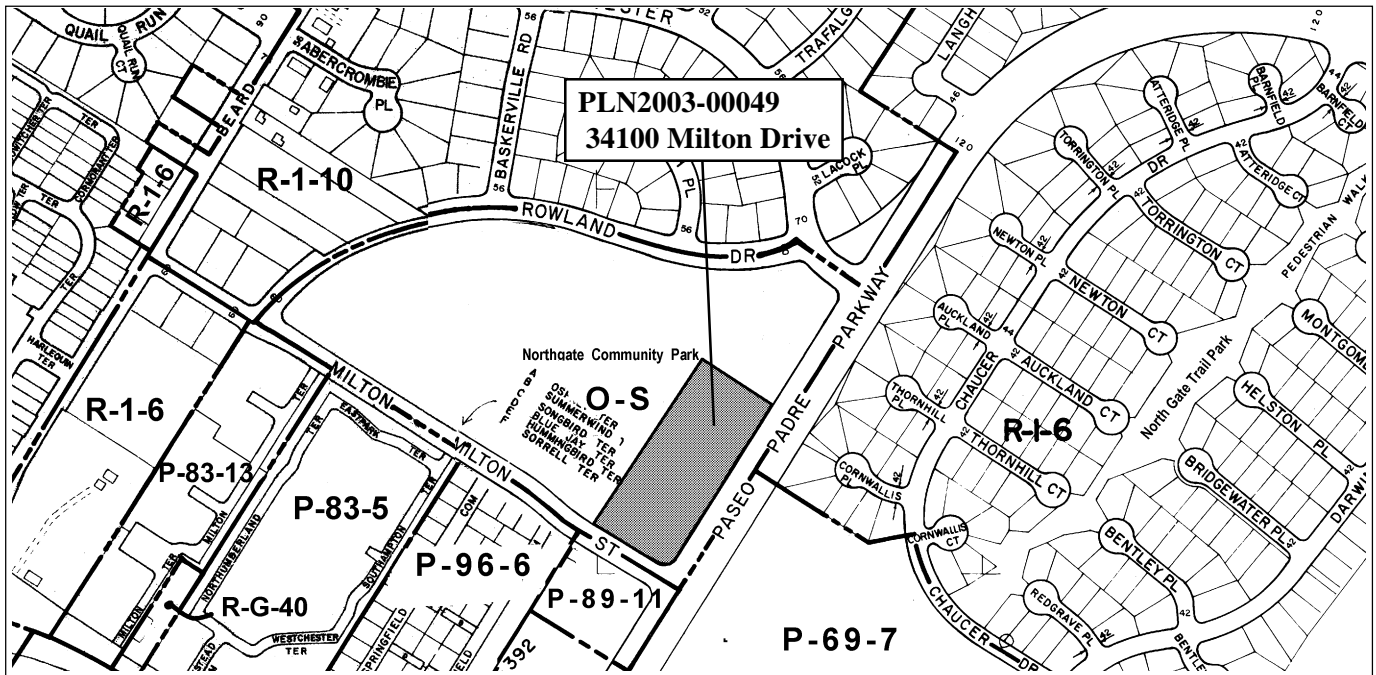
5. Applicant shall submit appropriate plans and documents to City of Fremont Development Organization for review to insure conformance with relevant codes, policies and other requirements of the Fremont Municipal Code.
6. The location of the buildings, driveways, and parking areas shall be provided as shown on Exhibit "A". Landscaping and walkways shall generally be provided in the amounts and locations as shown on Exhibit "A", provided, however, that minor modifications to the location and design of the landscaping and other elements of the above exhibit may be allowed, subject to the review and approval of the Assistant City Manager, if such modifications are in keeping with the layout and architectural design of the buildings, and in keeping with the intent of this approval.
7. A combined landscape/parking layout shall be submitted to the Development Organization. The plan shall include:
 - a. An underground irrigation plan.
 - b. Weed control specification.
 - c. Paving material and textures of walkways.
8. Landscaping shall be designed with an efficient irrigation system to reduce runoff and promote surface filtration and to minimize the use of fertilizers, herbicides and pesticides that can contribute to urban runoff pollution.
9. Security and safety lighting will be conforming to the City Security Ordinance and regulations so as not to disturb adjacent properties or public rights-of-way. The lighting, both on-site and on street, will be reviewed to be glare-free to adjacent properties. A lighting plan for the illumination of the buildings, walkways, driveways and parking areas shall be submitted to Development Organization. The type of low intensity, non-glare lighting fixtures, their heights, intensity and direction shall be clearly indicated.
10. The project structure shall have an automatic fire extinguishing system subject to the review and approval of the Fremont Fire Marshall through the Development Organization review process.
11. All roof mounted and other mechanical equipment including chiller, and trash and recycling bins, shall be screened from view from adjacent public right-of ways as well as from adjoining properties.
12. The site circulation and parking shall be reviewed for conformance with Title VIII, Chapter 2, Article 20, of the Fremont Municipal Code during Development Organization.
13. Applicant shall provide for a functional drainage system subject to approval of the City during Development Organization review.
14. Site grading shall not obstruct natural flow from abutting properties or divert drainage from its natural watershed.
15. Proposed curb elevations for the street system shall not be less than 1.25 feet above the hydraulic grade line (design water surface) and at no point should the curb grade be below the energy grade line. On-site grades are to be a minimum of 0.75 feet above the hydraulic grade line.
16. The applicant shall submit a detailed soils report including recommendations regarding structural sections, prepared by a qualified soils engineer registered by the State of California.
17. Grading operations shall be in accordance with recommendations contained in the required soils report and be supervised by an engineer registered in the State of California to do such work.
18. The applicant shall provide for a functional system to control erosion and siltation during and after construction subject to review and approval by the City Engineer during Development Organization. A separate plan shall be submitted for this purpose.
19. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to

the uses conducted on site that effectively prohibit the entry of pollutants into storm water runoff.

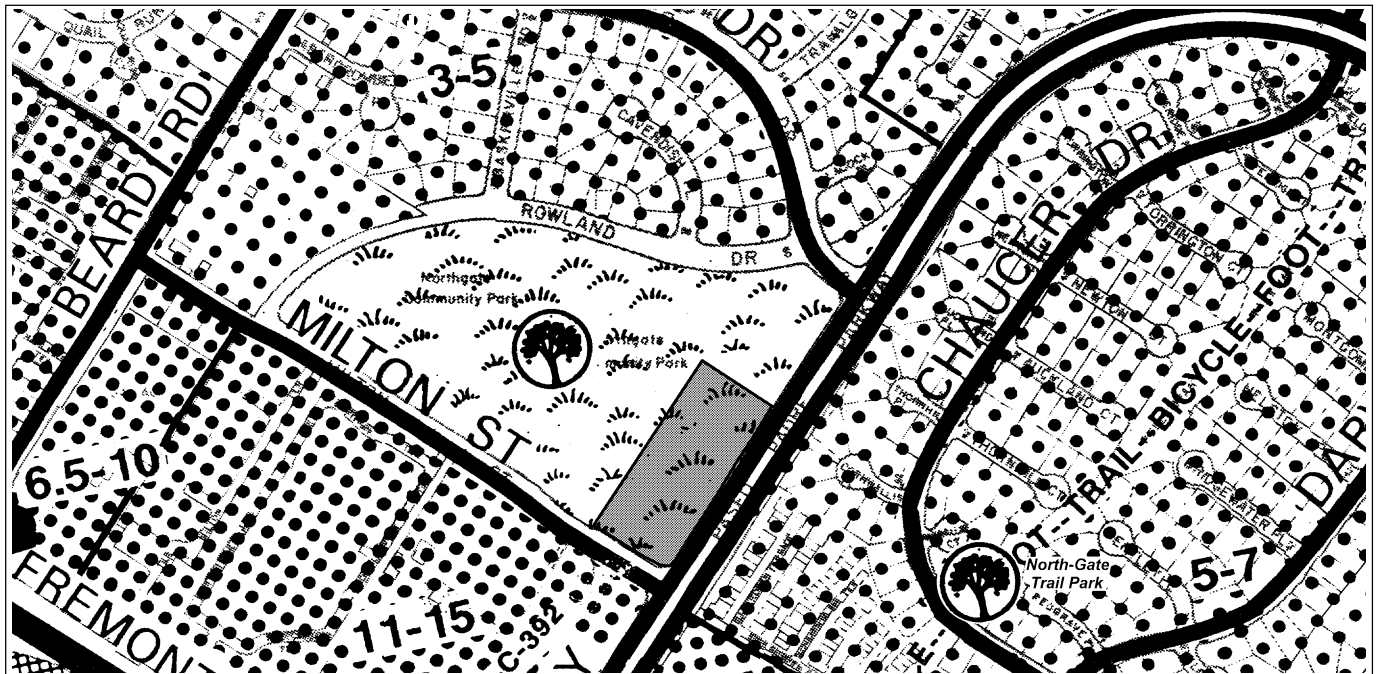
20. The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.
21. All paved outdoor storage areas must be designed to reduce and limit the potential for runoff of contact pollutants. Bulk materials stored outdoors may need to be covered as determined by the City Engineer.
22. The developer shall comply with the City's Urban Runoff Clean Water Program in accordance with the NPDES requirements issued by the State's Water Quality Control Board.
23. The property owner is responsible for litter control and for sweeping of all paved surfaces. Sidewalks, parking lots, and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
24. The proposed development shall provide waste and recycling enclosures that shall be made accessible to the City's waste management contractor. The location and accessibility of the trash and recycling enclosures shall be subject to the review and approval during Development Organization.
25. All trash and recycling areas are to be enclosed. No other area shall drain to the enclosed area. Drains in any wash area or process area shall not discharge to the storm drain. Drains should connect to the sanitary sewer subject to approval of the Union Sanitary District.
26. All public and private storm drain inlets are to be stenciled "No Dumping – Drains to Bay" using stencils purchased from the Alameda County Urban Runoff Clean Water Program at 951 Turner Court, Hayward, California. Color and type of paint to be as approved by the City Engineer.
27. All on-site storm drains are to be cleaned prior to building occupancy and also be cleaned each year immediately before the beginning of the rainy season (October 15). The City Engineer may require additional cleaning.
28. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution.
29. All washing/steam cleaning must be done at an appropriately equipped facility, which drains to the sanitary sewer. Outdoor washing must be managed in such a way that there is no discharge of soaps, solvents, cleaning agents, or other pollutants to the storm drains. Wash water should discharge to the sanitary sewer, subject to review, approval, and conditions of the Union Sanitary District.
30. Restaurants or dining kitchens/facilities must be designed with contained areas for cleaning mats, equipment, and containers. This wash area must be covered or designed to prevent runoff from entering or leaving the area. The area shall not discharge to the storm drain. Wash waters should drain to the sanitary sewer or be collected for ultimate disposal to the sanitary sewer. Employees must be instructed and signs posted indicating that all washing activities be conducted in this area. Sanitary sewer connections are subject to the review, approval, and conditions of the Union Sanitary District.
31. Any construction activities related to this project shall be limited to the following hours:

7 a.m. to 7 p.m. Monday through Friday
9 a.m. to 6 p.m. Saturday
Failure to comply with the above construction hours will lead to withholding of inspections.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2003-00049 (CUP)
Project Name: Northgate Senior and Community Center
Project Description: To consider a Conditional Use Permit for a 16,000 square foot, single-story senior and community center located in the Northern Plain Planning Area.

Note: Prior arrangements for access are not required for this site.

